

OSCAR O'KEEFE ARCHITECT

*3792 Falcon Springs Drive
Las Vegas , Nevada, 89147
702- 876-3543
fax 876-0248*

Date: February 22, 2006

To: **City of Las Vegas**

JUSTIFICATION LETTER General Plan Amendment

Project ; Spanish Oaks Apartments , Studio Apartment Additions
2301 South Valley view

The owner of this project wishes to convert the existing 2,500 sf. storage building into 6 studio apartments , due to the density problem in adding this 6 Studio apartments we request a higher density /rezoning from a R-3 to a R-4.

We will also request a parking variance we lack 6 parking spaces, due to site constraints no vacant areas exist to add the required parking.

The landscape will be brought up to current landscape codes adding a total of 80 new trees along the property lines facing the residential areas.

The existing property line cmu wall facing South Valley View is above the allowed 4 feet , we are asking a waiver to raise this wall to six feet to better screen this project.

We will appreciate your approval on these items.

Thank You

Oscar O'Keefe , Architect

VAR-12148